

News of the Real Estate World

OPERATOR PURCHASES EIGHTH AVE. CORNER

Brener Gets Parcel at 36th Street; Other Sales.

Samuel Brener, operator, has purchased from Thomas J. and James R. Houliet, the northeast corner of Eighth avenue and Thirty-sixth street, four and five story buildings, on lot fronting 25 feet on the avenue and 180 feet on the street. The property is opposite the new building of Ludwig Baumann & Co. and on the same block with the Garment Center building. The selling family had owned it for over fifty years. Manheimer, Brener and the brokers. The present building will probably be razed and a new structure erected.

Mandel-Ehrlich Corporation sold to a client of Barton Chapin, 35 East Forty-ninth street, a five story building 21.65 x 75, recently purchased from Anna White Sherman.

\$1,250,000 RENTAL FOR NEW 'VILLAGE' THEATER

**Other Leasing Transactions
Closed in Manhattan.**

For a net rental approximating \$1,250,000 the three story theater and store building being erected at the northwest corner of Macdougal and Houston streets has been leased for twenty-one years from December by Humbert J. Puzary and Antonio Rosetti to the newly formed Deontaur Corporation. The lease also carries an option of purchasing the property before December 1, 1923, for \$850,000.

The property fronts 119.3 feet on Macdougal street and 100 feet on Houston street and was acquired by Messrs. Puzary and Rosetti in May, 1921. The theater is from plans by Kelly & Hall, who estimated the cost at \$1,500,000. It will have a seating capacity of 1,769 and is devoted to vaudeville and motion pictures.

Spear & Co. leased second floor in 255 Fifth avenue to Wertheimer, Plehn & Levy, Inc., heads and art novelties; sixth floor in 12 West Thirty-second street to Hollow & Perlow, waists; tenth floor in 684 Broadway to Morris Silberstein, men's clothing, and north store and basement in 323 Seventh avenue to Pines, Chalkin & Silver, furriers.

Charles P. Noyes Company leased third floor in 32 Frankfort street to Albert Epstein, in 45 John street space to Harman, O'Brien & Morris, Inc., and a floor in 3 Burling slip to James G. Parsons, Roy E. Fletcher and Bruno P. Dehnick.

Amos & Co. leased stores in 457 Seventh avenue to Kirshbaum Brothers, left in 23 West Thirty-first street to Electrical Reflector and Novelty Company, left in 155 West Thirty-third street to Isidore Paster and store and basement in 514 Fifth street to Frank Rich.

Pease & Ellman leased lot in 470 Seventh avenue to J. & S. Ellsberg. Croes & Brown Company leased to W. H. Taylor, Inc., sixth floor in 12 West Thirty-seventh street for the sale of silks and laces; also second floor in 15 East Fifty-ninth street to Ruth Page and Margaret Roberts and twelfth floor in 149 West Thirty-sixth street to Freundlich & Sommerfeld for the sale of furs.

RESIDENTIAL RENTALS.

Pease & Ellman leased for Mrs. Henry F. Hornbostel to Louis Conrad the four story 17 foot dwelling, 311 West Seventy-seventh street. The same brokers leased furnished apartments as follows: In 315 Park avenue, to Ralph K. Strausman; in 375 Park avenue, to Mrs. A. Schwarzman; in 829 Park avenue, to Charles Minshall; in 487 Madison avenue, to Charles Shivers; in 87 Madison avenue, to J. H. Wright; in 125 East Fifty-seventh street, to Rodney Hitt; in 824 West End avenue, to Richard W. Jones, and in 211 Broadway, to Raymond Paul.

Brown, Wheelock-Harris, Vought & Co., Inc., leased an apartment in 101 East Seventy-fourth street to Mrs. L. Napoleon Levy. In 10 East Fifty-third street, to Dr. William J. M. A. Maloney; in 223 Madison avenue to Miss Anne C. Granbeck; in 244 East Forty-eighth street, to C. Westcott Gallup; in 969 Park avenue to John W. Cole.

Payson McEl Merrill Company leased apartments in 140 West Fifty-seventh street to P. Morris Mandel, in 257 West Fifty-sixth street, to Remo Cortesi and Mrs. S. P. Howe.

PERSONAL AND IMPERSONAL.

G. Tuoli & Co. placed a first mortgage of \$18,000 on 109 Mulberry street. John Robinson paid \$11,750 for 57 West 12th street, sold recently by Mary C. Kelly and others.

D. Zuckerman Company has been appointed agents for the new nine story brick building, 146 West Twenty-sixth street.

Edwards, Dowdney & Richart have placed the following first mortgages: \$23,000 on northwest corner Boston road and Charlotte street, \$48,000 on 61 East 12th street and \$45,000 on 690 Beck street.

White-Goodman have been appointed agents for 500 Lexington avenue, 571 Eighth avenue, 573, 575, 581, 583, 585, 586 and 588 Eighth avenue, 201 West Fifty-second street, 308 West Fifty-second street and 600 Ninth avenue.

The Lamar Realty Company, C. Warner, B. Robbins and B. W. Ross, directors, is the buyer of the Littlewood apartments at the south corner of Riverside Drive and 123rd street, sold recently by Joseph Shenk.

Contract for the construction of a library in Forest Parkway, Woodhaven, for the Queensborough Public Library has been awarded to Fraser & Berau, according to Brown's Letters, construction reports. The cost will be \$60,000.

Brooks & Monand placed a first mortgage of \$50,000 on 24 West Twenty-fifth street, \$100,000 on 230 West Eighty-seventh street, \$100,000 on 21 Union Square, \$50,000 on 245 West Twenty-third street and \$60,000 on 22 West Sixty-sixth street.

The Title Guarantee and Trust Company has arranged to make two building loans, totaling \$100,000, to a syndicate headed by Frederic Colver, which is to erect eleven story joint ownership apartments at 945 and 955 Lexington avenue, between Sixty-ninth and seventieth streets.

Purchasers of Bronx properties sold recently are: Henrietta M. Gurman of 230 Bathgate avenue; the Friml Holding Company of the plot, 101x30, on the west side of Brook avenue, 151 feet south of 163rd street; Lewis H. Adams of the southwest corner of Concord avenue and 160th street, and the Station Improvement Corporation of the property, 60x100, on the south side of Hull avenue, 195 feet east of Mosholu Parkway.

STOCK BROKER SELLS HOUSE ON WEST SIDE

**Many Dwelling Deals Reported
in Manhattan.**

James P. Walden sold for Erastus T. Tefft, of Tefft, Halsey & Co., brokers, 324 West Eighty-seventh street, a four story dwelling, 35x54.22 irregular, adjoins the south corner of Riverside Drive.

Brown, Wheelock-Harris, Vought & Co., Inc., sold for Charles and August Mau the three story store and dwelling 631 Bleeker street, 17x70. This property has been in the sellers' family since 1864.

H. C. Flettman of Flettman & Co. has sold his five story residence, 20x100, at 239 East Sixty-first street to a well known Philadelphia family for occupancy. Douglas L. Ellman & Co. were the brokers. The property was held at \$65,000.

Wm. A. White sold for Mandelbaum & Lewin, Inc., to an investor 62 West Fifty-sixth street, a four story dwelling, 22.6x100. The tenant is remodeling the property into a five story store and apartment. The brokers will manage it.

Leonard Weill resold to the Minor Realty Corporation the three story dwelling 255 Edgecombe avenue, 15.6x32. William Walsh sold to Joseph Lang the house with garage, 19.11x70, at 2020 Madison avenue, northwest corner 123rd street. Daniel O'Brien was the broker.

Hudson P. Rose Company purchased from Mrs. Mary McCartan, the dwelling, 400 Pleasant avenue, corner 121st street. Porter & Co. sold for John V. Burke, an investor, the three story dwelling, 242 West 121st street.

CITY REAL ESTATE.

Above 59th St.—5th Av. to East River.

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Above 59th St.—5th Av. to East River.

To Builders:—

Apartment House Site

in the Sixties

Ber. Park & Madison Aves.

80 ft. Frontage

Price Right

Principals Only

Wm. A. White & Sons

Established 1869

46 Cedar St.

Tel. John 5700

Business Property Guide

An Up to Date List of Business Properties To Let

Classified for Convenient Reference

Indicates For Sale.

LOFTS.

City.

21ST ST.—41 W. \$50-\$225.

Sharon, 170 Broadway.

24TH ST.—121 W. \$20-\$225.

Sharon, 170 Broadway.

26TH ST.—15-19 E. 10,800 sq. ft.

Reasonable.

Apply Mr. Horter, Lenox 9000.

27TH ST.—10-14 E. 33,000 sq. ft.

Reasonable.

Apply Mr. Horter, Lenox 9000.

34TH ST.—122 E. 20,300 sq. ft. to \$55.

Apply premises.

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BUYS BRONX CHURCH SITE FOR BUILDING

**Operator Takes Over Corner
for Project.**

Harry Cahn, operator and builder, purchased from the Church of the United Brethren of the United States of America, the property, northwest corner of Wilkins avenue and Jennings street, 60.50x108.35. Plans are being prepared for the erection of a modern building thereon. Cammann, Voorhees & Floyd were the brokers.

Wanderman-Katz Building Company, which has just completed a six story apartment at the northeast corner of Webb avenue and Devoe terrace, purchased a plot, 100x50, on the west side of Shakespeare avenue, thirteen feet north of Bosobel avenue, on which it will erect a five story apartment. Jacob Berman, attorney, represented the purchasers.

Henson Realty Company bought from the Sound Realty Company the one story taxpayer with five stores at the southeast corner of White Plains road and 213th street, fronting 100 feet on the road and twenty-five feet on the street. Albert D. Phelps and H. J. Rogers were the brokers.

Joseph Rushton sold to the Rober Construction Company, L. E. Rothlin, R. Berson and L. Langer directors, the block fronts on the north side of 213th street, between Cromwell and Inwood avenues, with frontages of 370, 169 and 81.2 feet, respectively, and having a northerly line of 172 feet. The stated consideration was \$22,000. Nathan Schachner is the attorney for the buying company.

Hugh H. Rainey, trustee of the estate of Ann Maplesden, sold the block front, north side of 16th street, between College and Findlay avenues, 35x251. This comprises the sale of the old Maplesden homestead properties.

D. A. Trotta sold for Boro Associates, Inc., two story brick and frame dwelling, 16x75, at 602 East 153d street. Hudson P. Rose Company purchased from William J. Lahr the two family frame detached dwelling, 1883 Mulford avenue.

Armstrong Brothers sold for Albert E. Massimino, operator, 2085 Rye avenue, a two family dwelling, 35x100, to a client for occupancy.

**OLD COLUMBIA OVAL
WILL BE SOLD TO-DAY**

**J. P. Day to Auction 225 Lots
for University.**

Columbia Oval, the athletic field of Columbia University since 1885, will pass out of existence to-day when Joseph P. Day, auctioneer, sells the property in 225 separate lots at auction. The sale will be held at 14 Vesey street at noon, and it is expected will attract a large number of merchants, home-seekers and apartment builders, as the property has large frontages on two business thoroughfares, Gun Hill road and Bainbridge avenue, at 211th street, and a number of residential streets, including Reservoir Oval North.

These Columbia Oval lots are in close proximity to the Mosholu avenue and terminal stations on the Jerome avenue subway, which connects with the Sixth and Ninth avenue L lines, as also the 210th street station on the Webster avenue extension of the Third Avenue Railway, and the Gun Hill road station on the White Plains avenue subway.

ON STATEN ISLAND.
A plot on Duer lane, Battery View Park, S. I., has been sold by Moffatt & Schwab for a client of Fred N. Hoyt to J. J. Kosanke, who will build a residence.

REAL ESTATE AT AUCTION.
JOSEPH P. DAY, INC., Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cor. 744

**MONEY TO LOAN & WANTED
ON BOND & MORTGAGE.**
IMMEDIATELY ADVANCED;
FIRST, SECOND, MORTGAGES;
INTEREST 5%; ANY
AMOUNT, ANYWHERE.

SECOND
Mortgage money to loan
on improved real estate.
WALDORF, 15 Park Row, Suite 201.

HEIRS
Money immediately advanced upon
your undivided interest. Gail
WALDORF, 15 Park Row.

CITY REAL ESTATE.
F. & G. PFLOMM,
REAL ESTATE,
1333 Broadway, at 35th St.
Management of
Business Properties a Specialty.

**J. ARTHUR
FISCHER**
609 6TH AVE., NEAR 40TH ST.
REAL ESTATE IN ALL ITS BRANCHES.
LONGACRE 1767-74.

**CROSS & BROWN
COMPANY**
Real Estate in all its branches.
18 EAST 41ST ST., B'way & 57 St., Flk Bldg.
175 FIFTH AV., B'way & 57 St., Flk Bldg.

H. L. MOXLEY & CO.
Business Property Brokers
228 Broadway. Tel. Franklin 6507.

Commercial Property
Specialty
1251 Broadway, Suite 6027

**JOSEPH MILNER
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REAL ESTATE
505 5th Ave. Tel. Vanderbilt 3607.

FRED FOX & CO.
227 MADISON AVE. 753 B'WAY

Business Properties
MAL
Country
Properties
INC.

George B. Corsi
Real Estate,
Sale or Lease.
10 East Forty-third Street, New York.

A. V. AMY & CO.
REAL ESTATE.
160 W. 72d St., N. Y. C.
From Battery to 14th St., Inclusive.

FOR SALE
to close an estate
265 WATER STREET
through to and including 244 FRONT ST.
Two very substantial connecting
warehouses, each subdivided with electric
elevators. Water Building 3 stories and
basement. 36,500 sq. ft. Front St. Building
6 stories and basement. 27,500 sq. ft.
WILL SELL ON BASIS TO BUILD 10%
GROSS ON PURCHASE PRICE.
Wm. H. Whiting & Co.,
41 Park Row.

1 and 2 Family Stucco Houses
Plot 2x14, all modern improvements,
enclosed sun parlor, room for garage and
garden, white grained, woodwork, parquet
floors, etc.
1 family, 2441 St., Katonah Ave.
(Cauld, 25th St., White Plains Ave.)
Daniel Houlahan & Sons
Tel. 2200 and 600 TREMONT.

Queens-Sale or Rent.
5 TWO-FAMILY HOUSES
TAX EXEMPT.
Shower-dash stucco, 12 rooms, 2 enclosed
baths, 2 shower baths, built-in kitchen
and bath, white enamel gas ranges, tile kitchen
bath, parquet floors, artistically decorated,
driveway, north side of Jamaica on Alton
st., or 150th st., near Oceanview av.
Builder on premises. ADAM METZ, Ja-
maica 0522.

SUBURBAN REAL ESTATE.
Long Island-Sale or Let.

SHOWROOM.
City.
24TH ST.—121 W. Reasonable.
Sharon, 170 Broadway.
26TH ST.—15-19 E. Reasonable.
Sharon & Miller, 505 5th Av.
47TH ST.—8 W. 15,520 sq. ft.
Apply premises.
MADISON AV.—877, 8715.
Physician and dentist.
Apply premises.

FACTORY SPACE.
City.
52D ST.—244A & 25, 15,000 sq. ft.
E. C. De Witt, 512 5th Av.

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